

JOINT SPECIAL MEETING  
LODI CITY COUNCIL/LODI PLANNING COMMISSION  
HALE PARK RECREATION CENTER BUILDING  
209 EAST LOCUST STREET, LODI  
SEPTEMBER 9, 1987  
7:30 P.M.

Pursuant to State Statute, the following notice was mailed under "Declaration of Mailing to persons listed on Exhibit B hereinafter set forth" advising of a Joint Special Meeting of the City Council and Planning Commission to be held September 9, 1987 at 7:30 p.m. at the Hale Park Recreation Center Building, 209 East Locust Street, Lodi.

NOTICE OF JOINT SPECIAL MEETING  
OF THE LODI CITY COUNCIL  
AND THE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Mayor Evelyn M. Olson has called a Special Joint Meeting of the Lodi City Council and the Planning Commission for Wednesday, September 9, 1987 at 7:30 p.m. at the Hale Park Recreation Center Building, 209 East Locust Street, Lodi (corner of Locust Street and Stockton Street).

A copy of the Agenda for this meeting is attached, marked Exhibit A.

s/Alice M. Reimche  
City Clerk

Dated: September 2, 1987

EXHIBIT "B"

NOTICE OF SPECIAL COUNCIL MEETING  
MAILING LIST

Fred M. Reid  
1168 Northwood  
Lodi, CA 95240

John R. Snider  
2328 Brittany Lane  
Lodi, CA 95240

David M. Hinchman  
1131 South Pleasant Avenue  
Lodi, CA 95240

James W. Pinkerton  
916 West Turner Road  
Lodi, CA 95240

Evelyn M. Olson  
730 West Lodi Avenue  
Lodi, CA 95240

KCVR Radio  
P. O. Box 600  
Lodi, CA 95241

KSTN Radio  
3171 Ralph Avenue  
Stockton, CA 95206

City Clerk  
City of Lodi

Lodi News Sentinel  
Attn: Julie Schmit  
125 North Church Street  
Lodi, CA 95240

King Videocable  
Attn: Ms. Deanna Enright  
1521 South Stockton Street  
Lodi, CA 95240

Linda Layfield  
Stockton Record  
1469 West Elm Street  
Stockton, CA 95203

Lodi Magazine  
P. O. Box 648  
Lodi, CA 95241

City Manager  
City of Lodi

Assistant City Manager  
City of Lodi

City Attorney  
City of Lodi

Public Works Director  
City of Lodi

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Community Development Director City of Lodi	Roger Stafford 801 South Mills Avenue Lodi, CA 95240
Craig Rasmussen P. O. Box 517 Lodi, CA 95240	James E. Griffith 1020 Bradford Circle Lodi, CA 95240
Larry J. Mindt P. O. Box 782 Lodi, CA 95241	Harry Marzolf 1333 Madrone Court Lodi, CA 95240
Michael Lapenta 1718 Edgewood Drive Lodi, CA 95240	Susan Hitchcock-Akin 141 South Avena Lodi, CA 95240

ROLL CALL      City Clerk Reimche recorded the roll as follows:

Present: Council Members - Hinchman, Pinkerton, Reid  
(arrived 8:35 p.m.), Snider,  
and Olson (Mayor)

Planning Commissioners - Griffith, Hitchcock-  
Akin, Lapenta, Marzolf,  
Mindt, Rasmussen, and  
Stafford (Chairman)

Also present: City Manager Peterson,  
Assistant City Manager  
Glenn, Community Development  
Director Schroeder, Public  
Works Director Ronsko, City  
Attorney Stein, and City  
Clerk Reimche

INTRODUCTIONS: Mayor Olson introduced members of the City Council,  
Planning Commission, and City staff who were in  
attendance. Staff members of Jones and Stokes  
Associates, Inc. who were in attendance were also  
introduced.

LODI EAST SIDE PLAN  
ALTERNATIVES DRAFT  
ENVIRONMENTAL  
IMPACT REPORT

CC-53(a)  
CC-53(d)

Following introduction of the subject by Community  
Development Director Schroeder, Ron Bass, Project  
Manager, Jones and Stokes Associates, Inc., made an  
indepth presentation regarding the City of Lodi  
East Side Plan Alternatives Draft Environmental  
Impact Report.

Mr. Bass stated that the East Side Plan EIR  
identifies four long-range planning options for the  
East Side (Study Area) of Lodi. The Study Area is  
located in the City of Lodi and is bounded by  
Turner Road on the north, State Route 99 on the  
east, Kettleman Lane/State Route 12 on the south,  
and Crescent Avenue on the west.

On November 6, 1985, the Lodi City Council enacted  
a temporary building moratorium banning  
multi-family construction within the Study Area.  
The moratorium was enacted because the city had  
many requests for building permits to convert  
single-family residential units to multi-family  
units. From 1970 to 1985, 186 single-family units

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had already been demolished and replaced with 1,133 apartment units at an average of 6.5 multi-family units per single-family unit. This increase in apartment construction and occupancy led to several changes in the character of the East Side neighborhood including:

- . increased traffic, circulation and parking problems,
- . increased demand for public services and facilities
- . shift in neighborhood demographics
- . Loss of single-family residences
- . change in neighborhood aesthetic character, and
- . encouragement of additional conversions to multi-family housing

The moratorium's purpose is to give city staff the opportunity to analyze infrastructure capacity and to develop planning strategies for the Study Area that focus on solutions to both existing problems and potential future conversions.

Originally, the ban on multi-family construction was scheduled to last 45 days. The city, however, extended the moratorium to November 6, 1986 to implement a plan for the Study Area. A second extension was adopted in 1986 and the moratorium is now scheduled to expire on November 6, 1987. No further extensions are permissible under state law.

The city has identified four feasible land use planning options for controlling the density and location of new multi-family development in the Study Area.

- . Option 1: Pre-Moratorium Zoning Alternative
- . Option 2: Moratorium Zoning Alternative
- . Option 3: Multi-Plex Zoning Alternative
- . Option 4: Concentrated Multi-Family Zoning Alternative

Mr. Bass explained that under Option 1: Pre-Moratorium Zoning Alternative, the moratorium would be lifted and the existing zoning prior to implementation of the moratorium would continue.

Under Option 2: Moratorium Zoning Alternative, all zoning in the Study Area would be reduced to single-family (R-1), except in commercial and industrial designations. This alternative would also allow existing apartments to maintain zoning that corresponds to actual density. No new residential conversions would occur and the status quo effect of the moratorium would be continued permanently. This would eliminate potential problems associated with new apartment construction while preserving the overall low density character of the Study Area neighborhood.

Under Option 3: Multi-Plex Alternative all zoning in the Study Area would be reduced to either R-1, duplex (R-2), Triplex (R-3), or fourplex (R-4) except in commercial and industrial designations.

This would slow the conversion rate, thus reducing potential problems associated with new apartment construction. This would also allow property owners some flexibility in converting existing single-family units to higher densities while preserving a lower density character of the Study Area neighborhood than would be developed with traditional multi-family units.

Option 4: Concentrated Multi-Family Zoning Alternative, under this alternative, three areas within the Study Area have been identified as "target areas" for future multi-family development. A diagram depicting the subject areas was presented for review. The "target areas" were selected by the City of Lodi Community Development Department staff, based on the number of existing apartment units per block at densities of three or more units. These "target areas" would allow and accommodate larger concentrations of high density while the remainder of the Study Area (excluding commercial and industrial zones) would be reduced to R-1. This alternative would allow existing apartments to maintain zoning that corresponds to actual density. No new residential conversions would occur outside the "target areas," and the status quo effect of the moratorium would be continued permanently. This would limit potential problems associated with new apartment construction to the designated "target areas", thus preserving the overall low density character of the remainder of the Study Area neighborhood.

A lengthy discussion followed with questions being directed to Staff and to Mr. Bass.

The following persons addressed the Council and Planning Commission regarding the matter

- . Marilyn K. Huddleston, 237 Mission Street, Lodi
- . Mike Weyand, 229 South Pleasant Avenue, Lodi
- . Barry Clark, 715 North School Street, Lodi
- . Kimberly Christolos, 237 South Pleasant Avenue, Lodi
- . Carol Grenko, 233 South Pleasant Avenue, Lodi
- . Frank Moehring, 315 East Locust Street, Lodi
- . Ellwood Ross, 1318 South Central Avenue, Lodi
- . Maria Elena Serna, 801 West Elm Street, Lodi
- . Fred Mohr, 416 Concord Street, Lodi
- . Carolyn Riler, 327 Poplar Street, Lodi
- . Ron Turner, 1324 South Central Avenue, Lodi
- . Eunice Friederich (no address given)

The above listed speakers expressed disdain for landlords who have not maintained their properties, indifferent renters and previous city officials for zoning the Eastside for high density development.

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They commended the efforts of some Eastside residents who have remodeled their homes, many of which are the oldest in Lodi and embraced the concept that the Eastside may be the only place in town where young couples can afford to buy a home. They also said they expected their property values to decline if more apartment construction was allowed.

When asked, all but one person indicated they wanted city officials to downzone the Eastside moratorium area to allow single-family residences only. Ms. Friederich stated that she wanted zoning to allow construction of units no larger than fourplexes.

## RECESS

Mayor Olson declared a five-minute recess, and the Council and Planning Commission reconvened at approximately 9:30 p.m.

Discussion followed regarding the costs associated with needed capital improvements to upgrade the infrastructure in the subject area.

Following an inquiry City Attorney Stein indicated that he was confident the City could legally prohibit the issuance of building permits based on arguments the construction was not in the best interest of the public's health and welfare, if the moratorium expired prior to an alternate zoning plan being in place.

Following additional discussion, on motion of Mayor Pro Tempore Snider, Hinchman second, the matter was referred to the Community Development Department to chart a recommendation to go before the Planning Commission. The Planning Commission will then make its recommendation to the Council. The motion carried by unanimous vote.

## ADJOURNMENT

On motion of Council Member Pinkerton, Hinchman second, the meeting was adjourned at approximately 9:40 p.m.

Attest:

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

## EXHIBIT A



## CITY OF LODI

THIS MEETING WILL BE HELD AT  
HALE PARK RECREATION CENTER  
BLDG. 209 EAST LOCUST STREET, LODI

## AGENDA

SPECIAL JOINT MEETING  
LODI CITY COUNCIL AND  
LODI PLANNING COMMISSION  
DATE: SEPTEMBER 9, 1987  
TIME: 7:30 p.m.

- I. Roll Call - City Clerk
- II. Introductions - Mayor Olson
- III. Presentation by Ron Bass, Project Manager, Jones and Stokes Associates, Inc., of City of Lodi East Side Plan Alternatives Draft Environmental Impact Report (Discussion and appropriate action)
- IV. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this Agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

*Alice M. Reimche*

Alice M. Reimche  
City Clerk

For information concerning this Agenda  
Please contact Alice M. Reimche, City Clerk  
Telephone - (209) 333-6702